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Number 27

Real Estate Economists, Appraisers and Counselors

ONE-TENTH OF THE POPULATION

A little more than one-tenth of the United States population is nonwhite, according to the latest Census figures. The 1960 head count shows 11.4 percent of the population to be Negro, Indian, Japanese, Chinese, Filipino, Korean, Asian Indian, or Malayan. The Census considers that "Persons of Mexican birth or ancestry who are not definitely of Indian or other nonwhite race are classified as white." While the total population increased 18.5 percent from 1950 to 1960, the nonwhite part of the population increased 26.7 percent. This greater increase in the nonwhite population has brought the percent of the population that is nonwhite from 10.5 percent to 11.4 percent.

	1940		1950		1960	
	Number	% of total	Number	% of total	Number	% of total
Total population	132,165,129	100.0	151,324,798	100.0	179,323,175	100.0
Nonwhite	13,807,298	10.4	16,176,169	10.5	20,491,443	11.4
Negro	12,865,773	9.7	15,044,937	9.9	18,871,831	10.5
Indian	345,252	0.3	357,499	0.2	523,591	0.3
Japanese	285,115	0.2	326,379	0.2	464,332	0.3
Chinese	106,278	0.1	150,005	0.1	237,292	0.1
Filipino	98,132	0.1	122,707	0.1	176,310	0.1
All other	106,748	0.1	174,642	0.1	218,087	0.1

The total increase has not been as dramatic as the shift in distribution of the nonwhite population in the metropolitan areas of the United States. Since World War I there has been a stream of migration from farm to city because of greater economic opportunities that are found there. During the Great Depression the migration was reversed since there were few opportunities available to the unskilled in urban areas. It resumed, however, after the depression. Further incentive came in World War II, with the increase in war production. The nonwhite population has shared in this migration. Much was written on this after the results of the 1950 Census became available, and in this bulletin we show that the trend has continued. On pages 308 through 331 we have charted the percent of the population that is nonwhite in each metropolitan area and each central city in the United States in 1940, 1950, and 1960. In a few places and years, blanks have been left on the charts. This indicates that the nonwhite population is less than 0.05 percent of the total population.

The table below summarizes the changes in the distribution of the nonwhite population taking place in the two decades from 1940 to 1960 within the metropolitan areas of the United States. We have used the 1960 definitions of Standard Metropolitan Statistical Areas. Since the greatest changes took place in the central cities, we have merely summarized the data by central cities. These cities are the largest and most important within the metropolitan areas. Because of their own choice and of segregation practices, the majority of the nonwhite population are concentrated in the central cities.

**FREQUENCY DISTRIBUTION OF PERCENT OF POPULATION
THAT IS NONWHITE, BY CENTRAL CITIES**

Percent	1940	1950	1960
0.0- 5.0	136	114	82
5.1-10.0	39	49	65
10.1-15.0	18	22	18
15.1-20.0	8	14	23
20.1-25.0	7	12	18
25.1-30.0	14	18	19
30.1-35.0	11	6	10
35.1-40.0	11	13	14
40.1-45.0	8	8	4
45.1-50.0	2	0	1
50.1-55.0	1	0	2
Over 55.0	1	1	1
	256	257	257

The missing city in the 1940 distribution is Weirton, West Virginia, which was not incorporated until 1947.

In over half of the cities, 5 percent or less of the population was nonwhite in 1940. After two decades of migration only 82 cities, or about 32 percent of the cities, had so few nonwhites. On the other hand, over 40 percent of the population was nonwhite in 12 cities in 1940. These decreased by 1960 to only eight cities. The nonwhite population is tending toward more equal distribution throughout the United States.

But let us look at these shifts in more detail. The 12 cities with over 40 percent of their population nonwhite in 1940 were as follows:

Albany, Ga.	Macon, Ga.
Augusta, Ga.	Memphis, Tenn.
Birmingham, Ala.	Monroe, La.
Charleston, S. C.	Montgomery, Ala.
Greenville, S. C.	Savannah, Ga.
Honolulu, Hawaii	Winston-Salem, N. C.

The majority of the nonwhite population in all but one of these cities is Negro. In Honolulu, of course, the Hawaiians, Japanese, Chinese, and Filipinos are in the majority. The change from 1940 to 1960 in the cities with over 40 percent nonwhite population shows some interesting points. In the first place, there are fewer of them, only eight. Honolulu is still on the list. Seven came off the list:

Albany, Ga.	Montgomery, Ala.
Birmingham, Ala.	Savannah, Ga.
Greenville, S. C.	Winston-Salem, N. C.
Memphis, Tenn.	

Three cities, Jacksonville, Florida; Richmond, Virginia; and Washington, D. C., have had such an increase in nonwhite population that it now constitutes more than 40 percent of the total population.

In the second place, the percent of the nonwhite population declined in both the central cities and the total metropolitan areas in the seven cities that now have less than a 40 percent nonwhite population. At the same time, however, the southern cities which still have a large nonwhite population distribution in the central city in 1960 tend to have a larger concentration of nonwhites than in 1940, while the metropolitan area as a whole has a smaller percentage of nonwhites than in 1940. This could have come about by the movement of whites from the city to the suburbs.

Let us look at the shifts in the cities at the other end of the distribution. In 1940 there were 136 central cities with 5 percent or less of their population being nonwhite. By 1960 migration and other population changes had reduced the number of cities in this category to 82. In 1940 no New England city had more than 5 percent of its population nonwhite. By 1960, 10 cities had more than 5 percent nonwhite. Hartford and New Haven, Connecticut, had increased to 15 percent nonwhite.

A large concentration of the nonwhite population is found in the Middle Atlantic region, which includes cities in the States of New York, New Jersey, and Pennsylvania. In 1940 only one of the cities, Atlantic City, New Jersey, had more than 15 percent of its population as nonwhites. By 1960 there were six cities of the region in this category. They were as follows:

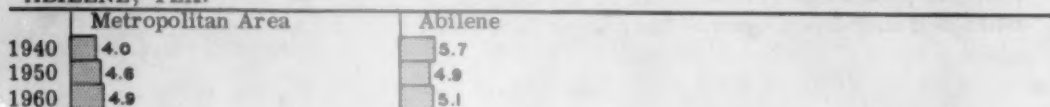
PERCENT OF POPULATION THAT IS NONWHITE

City	1940	1960
Atlantic City, N. J.	24.6%	36.4%
Harrisburg, Pa.	8.7	19.1
Newark, N. J.	10.8	34.4
Philadelphia, Pa.	13.1	26.7
Pittsburgh, Pa.	9.3	16.8
Trenton, N. J.	7.5	22.6

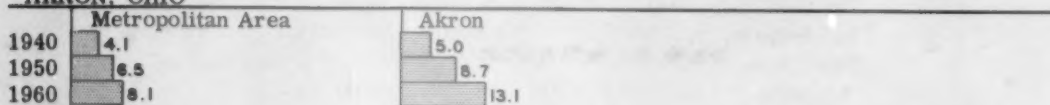
(cont. on page 332)

PERCENT OF POPULATION THAT IS NONWHITE BY STANDARD METROPOLITAN STATISTICAL AREAS

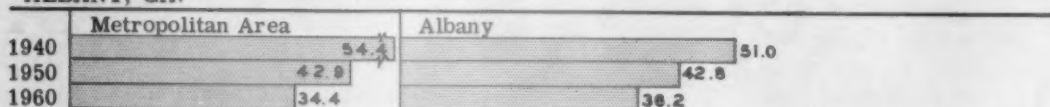
ABILENE, TEX.



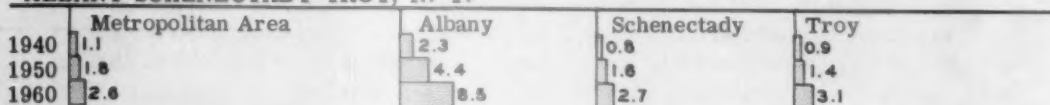
AKRON, OHIO



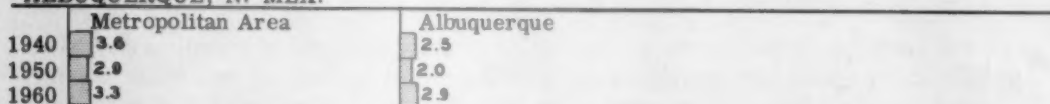
ALBANY, GA.



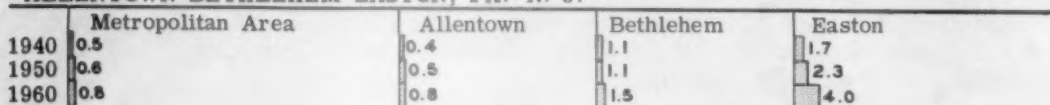
ALBANY-SCHENECTADY-TROY, N. Y.



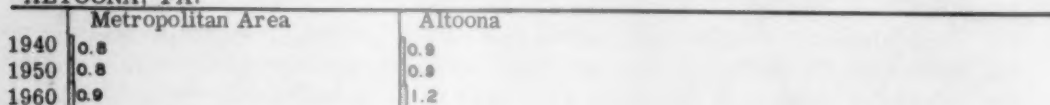
ALBUQUERQUE, N. MEX.



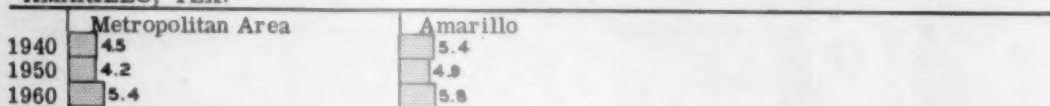
ALLENTOWN-BETHLEHEM-EASTON, PA. - N. J.



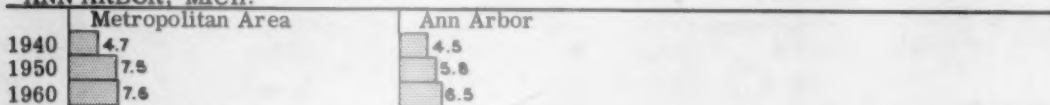
ALTOONA, PA.



AMARILLO, TEX.

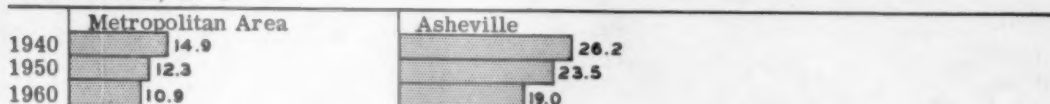


ANN ARBOR, MICH.

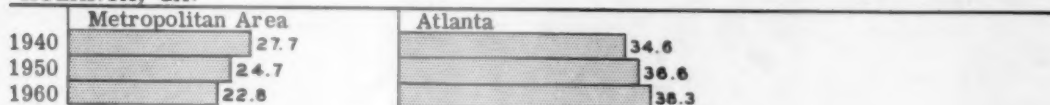


PERCENT OF POPULATION THAT IS NONWHITE
BY STANDARD METROPOLITAN STATISTICAL AREAS

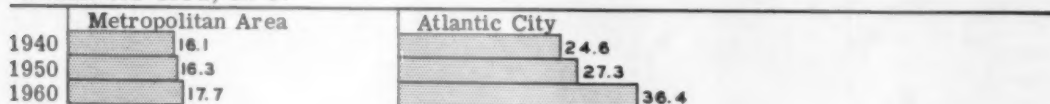
ASHEVILLE, N. C.



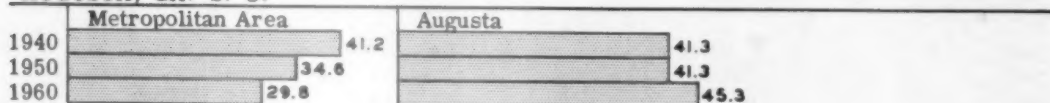
ATLANTA, GA.



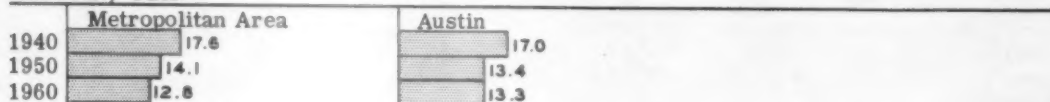
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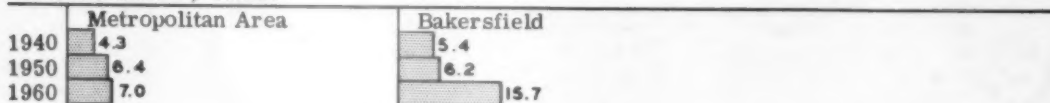
AUGUSTA, GA. -S. C.



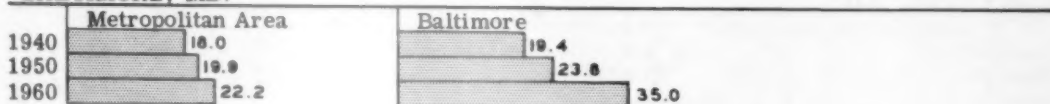
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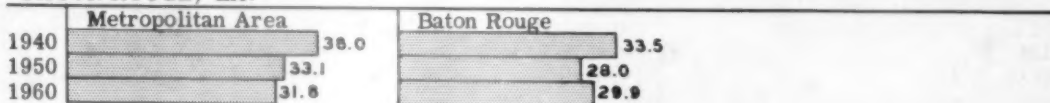
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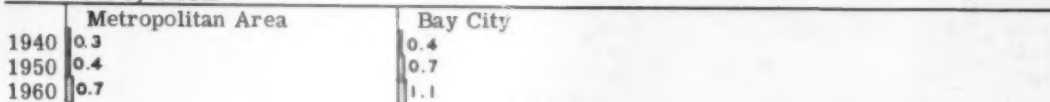
BALTIMORE, MD.



BATON ROUGE, LA.

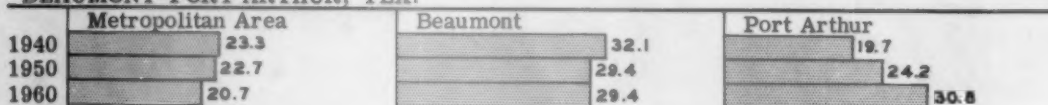


BAY CITY, MICH.

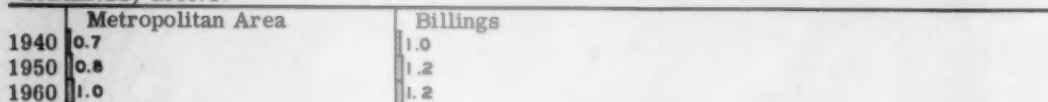


PERCENT OF POPULATION THAT IS NONWHITE
BY STANDARD METROPOLITAN STATISTICAL AREAS

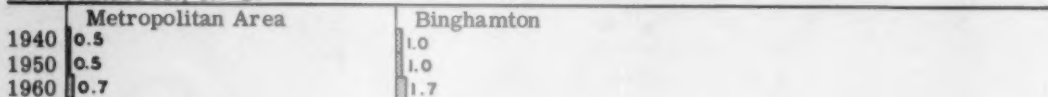
BEAUMONT-PORT ARTHUR, TEX.



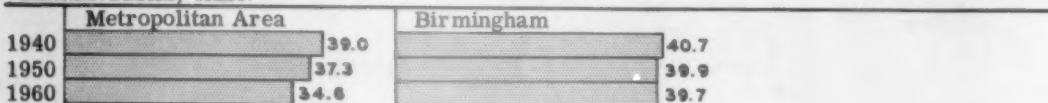
BILLINGS, MONT.



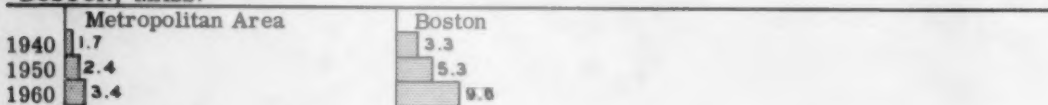
BINGHAMTON, N. Y.



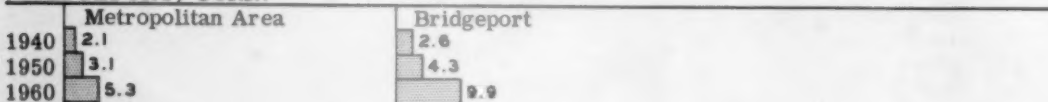
BIRMINGHAM, ALA.



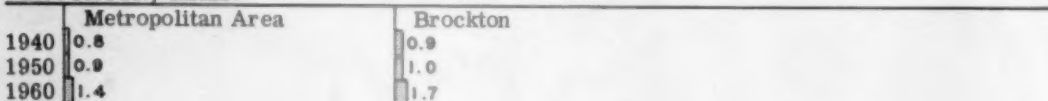
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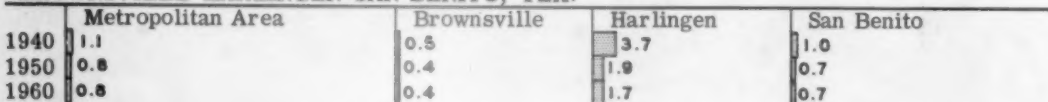
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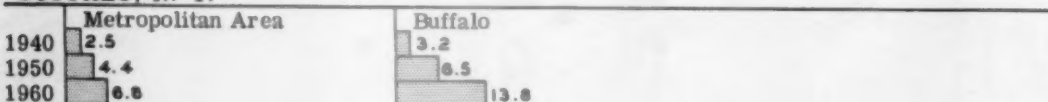
BROCKTON, MASS.



BROWNSVILLE-HARLINGEN-SAN BENITO, TEX.

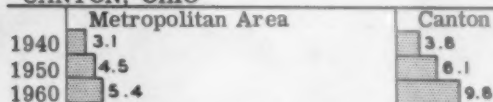


BUFFALO, N. Y.

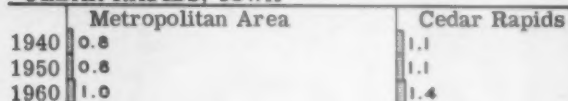


PERCENT OF POPULATION THAT IS NONWHITE BY STANDARD METROPOLITAN STATISTICAL AREAS

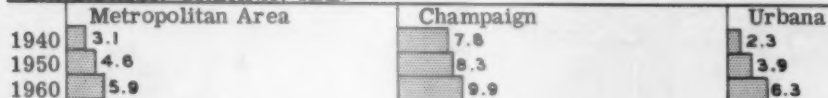
CANTON, OHIO



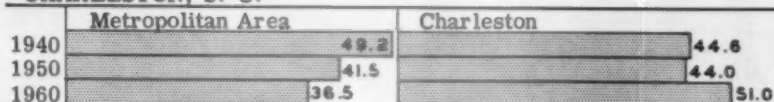
CEDAR RAPIDS, IOWA



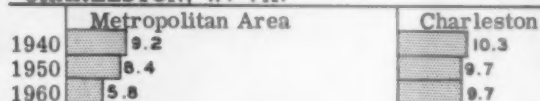
CHAMPAIGN-URBANA, ILL.



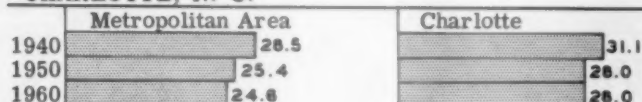
CHARLESTON, S. C.



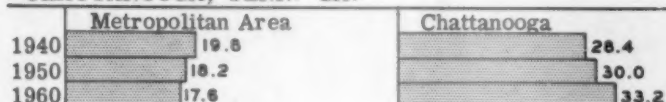
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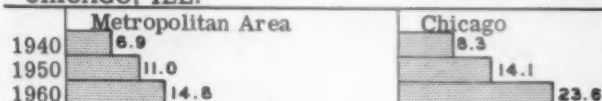
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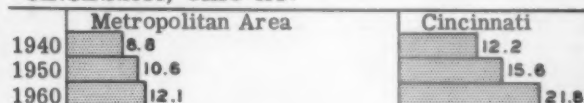
CHATTANOOGA, TENN.-GA.



CHICAGO, ILL.



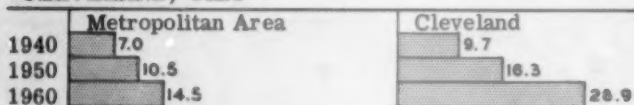
CINCINNATI, OHIO-KY.



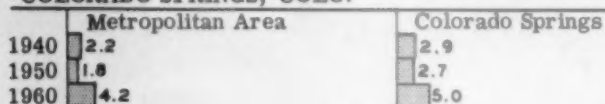
PERCENT OF POPULATION THAT IS NONWHITE

BY STANDARD METROPOLITAN STATISTICAL AREAS

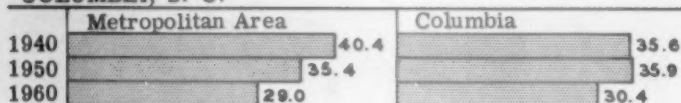
CLEVELAND, OHIO



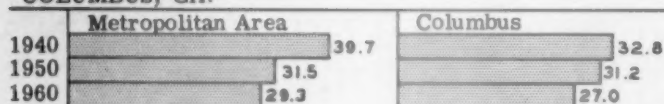
COLORADO SPRINGS, COLO.



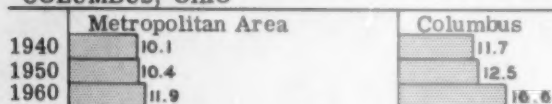
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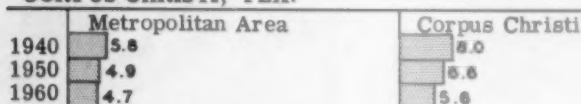
COLUMBUS, GA.



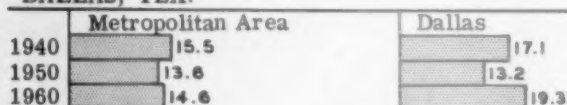
COLUMBUS, OHIO



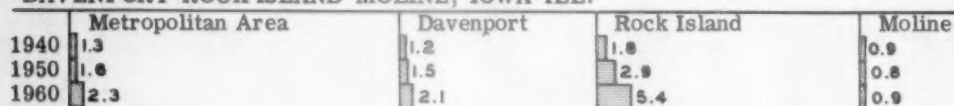
CORPUS CHRISTI, TEX.



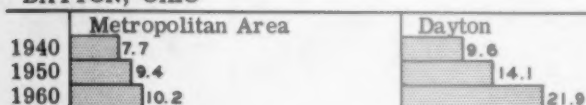
DALLAS, TEX.



DAVENPORT-ROCK ISLAND-MOLINE, IOWA-ILL.



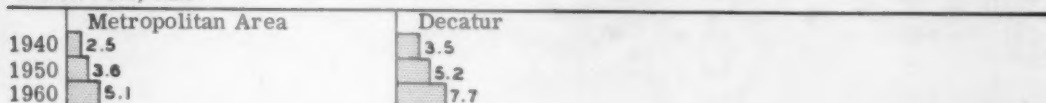
DAYTON, OHIO



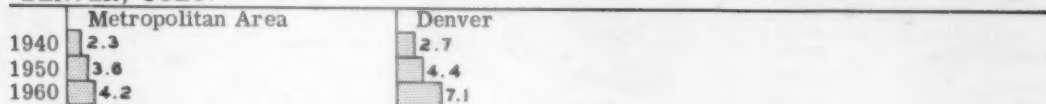
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PERCENT OF POPULATION THAT IS NONWHITE
BY STANDARD METROPOLITAN STATISTICAL AREAS

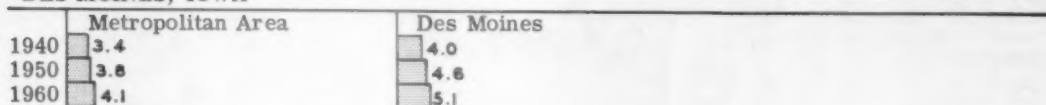
DECATUR, ILL.



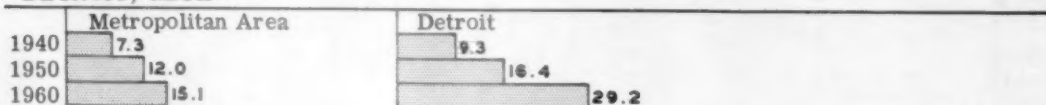
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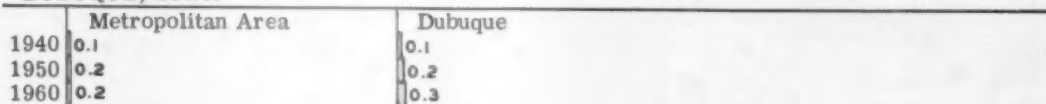
DES MOINES, IOWA



DETROIT, MICH.



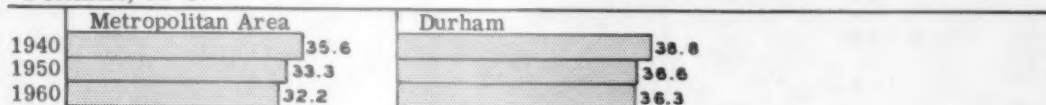
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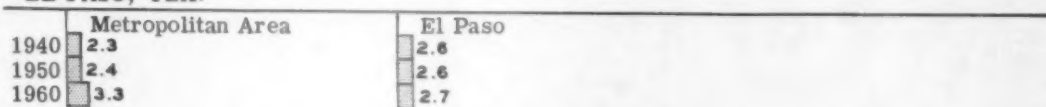
DULUTH-SUPERIOR, MINN. - WIS.



DURHAM, N. C.



EL PASO, TEX.



ERIE, PA.



PERCENT OF POPULATION THAT IS NONWHITE
BY STANDARD METROPOLITAN STATISTICAL AREAS

EUGENE, OREG.

	Metropolitan Area	Eugene
1940	0.1	0.1
1950	0.4	0.5
1960	0.7	1.3

EVANSVILLE, IND. -KY.

	Metropolitan Area	Evansville
1940	5.8	7.1
1950	5.7	6.6
1960	6.5	6.6

FALL RIVER, MASS. -R. I.

	Metropolitan Area	Fall River
1940	0.4	0.5
1950	0.3	0.3
1960	0.5	0.6

FARGO-MOORHEAD, N. DAK. -MINN.

	Metropolitan Area	Fargo	Moorhead
1940	0.1	0.2	0.2
1950	0.1	0.2	0.2
1960	0.3	0.5	0.1

FITCHBURG-LEOMINSTER, MASS.

	Metropolitan Area	Fitchburg	Leominster
1940	0.2		0.4
1950	0.2	0.1	0.4
1960	1.5	0.6	0.8

FLINT, MICH.

	Metropolitan Area	Flint
1940	3.0	4.4
1950	5.3	8.6
1960	9.9	17.7

FORT LAUDERDALE-HOLLYWOOD, FLA.

	Metropolitan Area	Fort Lauderdale	Hollywood
1940	35.1	26.8	8.1
1950	25.4	23.4	5.6
1960	16.6	23.5	6.4

FORT SMITH, ARK.

	Metropolitan Area	Fort Smith
1940	7.5	11.6
1950	6.7	8.6
1960	7.0	8.6

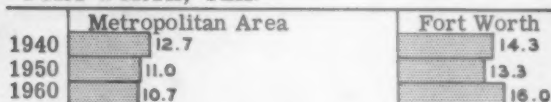
FORT WAYNE, IND.

	Metropolitan Area	Fort Wayne
1940	1.7	2.1
1950	2.9	4.0
1960	5.2	7.4

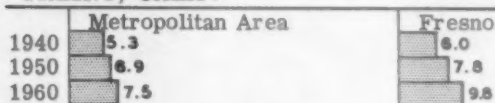
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PERCENT OF POPULATION THAT IS NONWHITE
BY STANDARD METROPOLITAN STATISTICAL AREAS

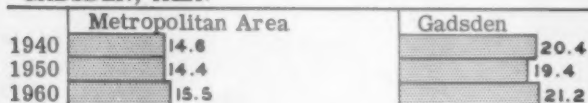
FORT WORTH, TEX.



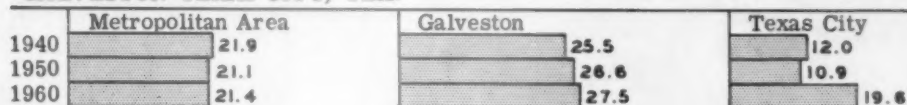
FRESNO, CALIF.



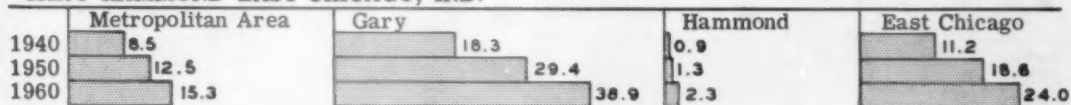
GADSDEN, ALA.



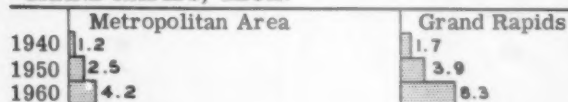
GALVESTON-TEXAS CITY, TEX.



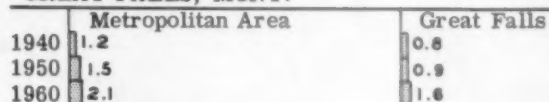
GARY-HAMMOND-EAST CHICAGO, IND.



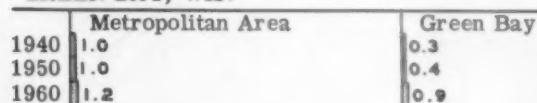
GRAND RAPIDS, MICH.



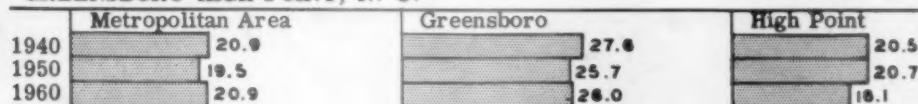
GREAT FALLS, MONT.



GREEN BAY, WIS.



GREENSBORO-HIGH POINT, N. C.



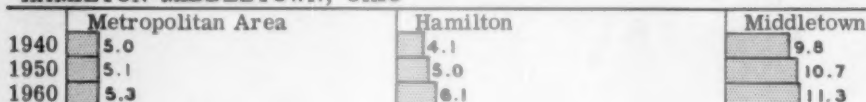
PERCENT OF POPULATION THAT IS NONWHITE

BY STANDARD METROPOLITAN STATISTICAL AREAS

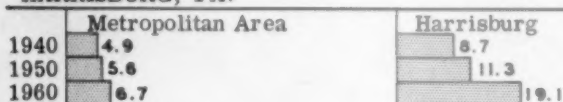
GREENVILLE, S. C.



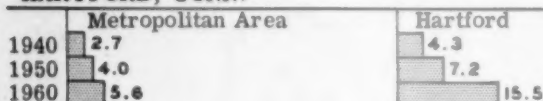
HAMILTON-MIDDLETOWN, OHIO



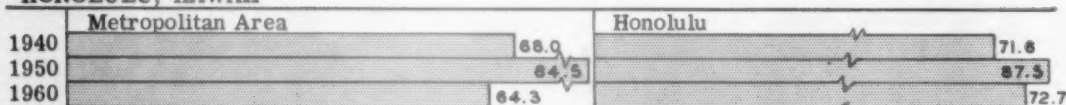
HARRISBURG, PA.



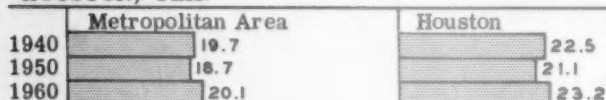
HARTFORD, CONN.



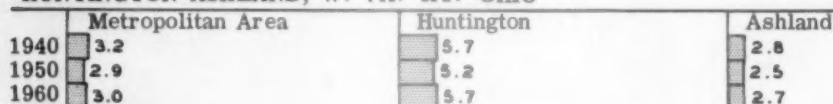
HONOLULU, HAWAII



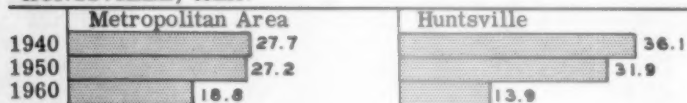
HOUSTON, TEX.



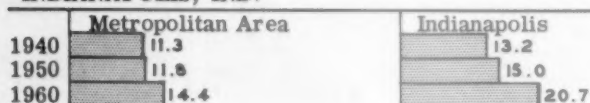
HUNTINGTON-ASHLAND, W. VA. -KY. -OHIO



HUNTSVILLE, ALA.

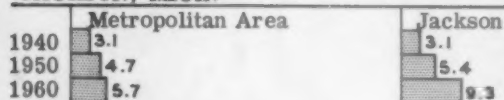


INDIANAPOLIS, IND.

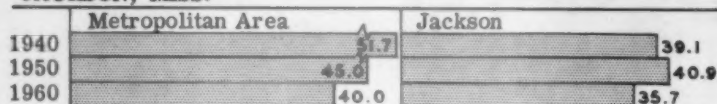


PERCENT OF POPULATION THAT IS NONWHITE BY STANDARD METROPOLITAN STATISTICAL AREAS

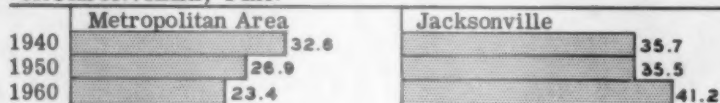
JACKSON, MICH.



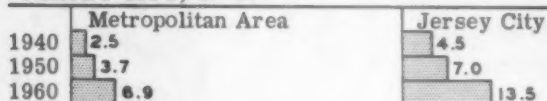
JACKSON, MISS.



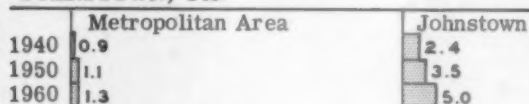
JACKSONVILLE, FLA.



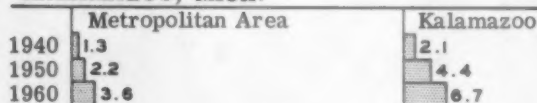
JERSEY CITY, N. J.



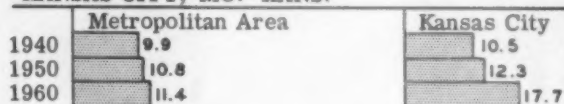
JOHNSTOWN, PA.



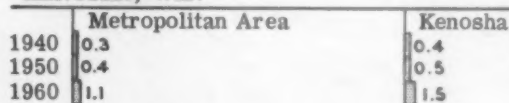
KALAMAZOO, MICH.



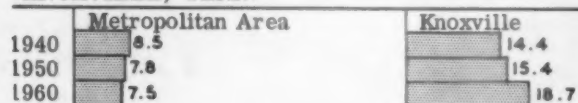
KANSAS CITY, MO. - KANS.



KENOSHA, WIS.

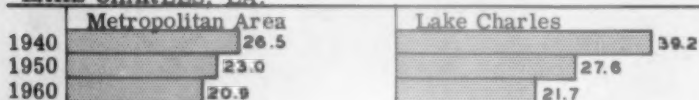


KNOXVILLE, TENN.

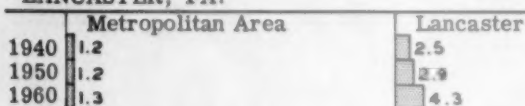


PERCENT OF POPULATION THAT IS NONWHITE
BY STANDARD METROPOLITAN STATISTICAL AREAS

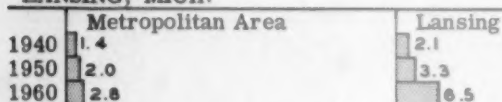
LAKE CHARLES, LA.



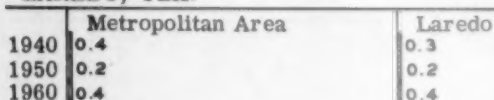
LANCASTER, PA.



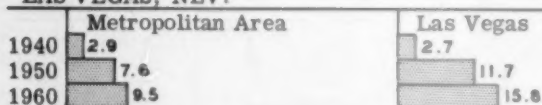
LANSING, MICH.



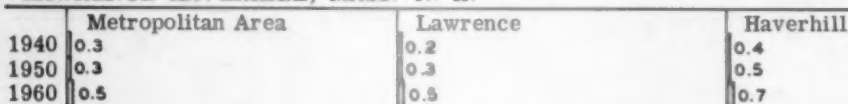
LAREDO, TEX.



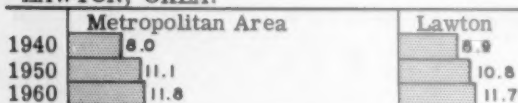
LAS VEGAS, NEV.



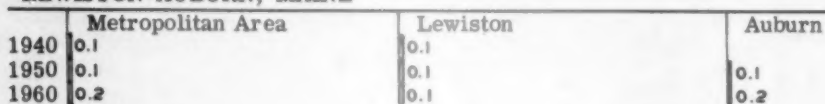
LAWRENCE-HAVERHILL, MASS. -N. H.



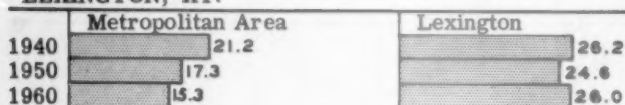
LAWTON, OKLA.



LEWISTON-AUBURN, MAINE

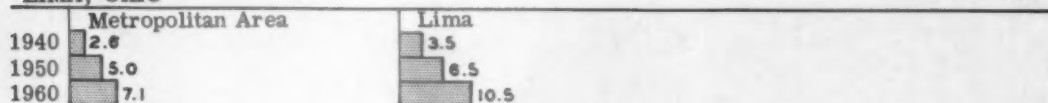


LEXINGTON, KY.

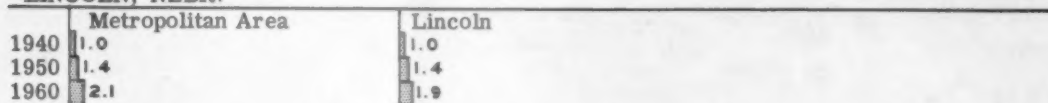


PERCENT OF POPULATION THAT IS NONWHITE
BY STANDARD METROPOLITAN STATISTICAL AREAS

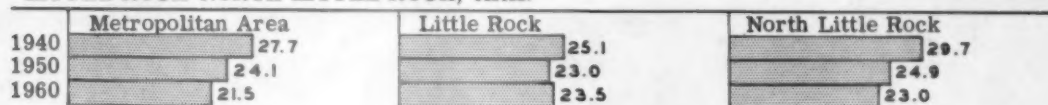
LIMA, OHIO



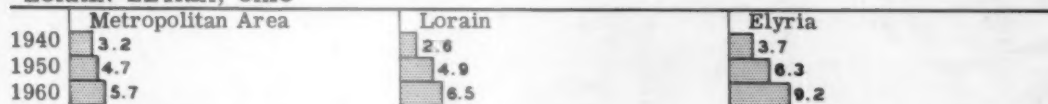
LINCOLN, NEBR.



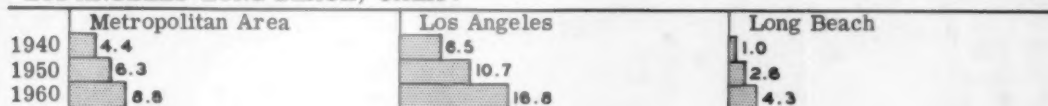
LITTLE ROCK-NORTH LITTLE ROCK, ARK.



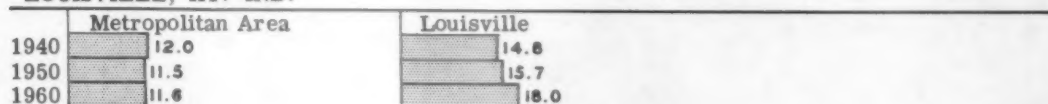
LORAIN-ELYRIA, OHIO



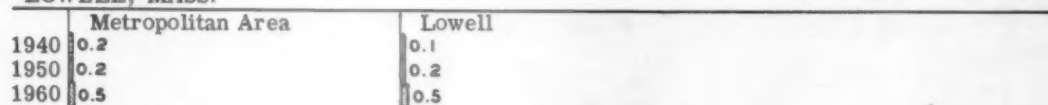
LOS ANGELES-LONG BEACH, CALIF.



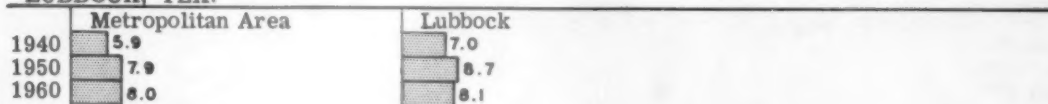
LOUISVILLE, KY. -IND.



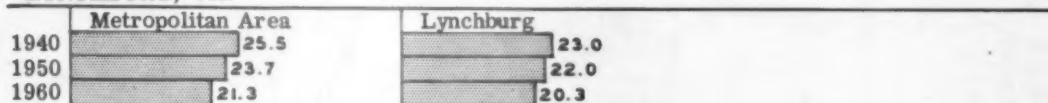
LOWELL, MASS.



LUBBOCK, TEX.

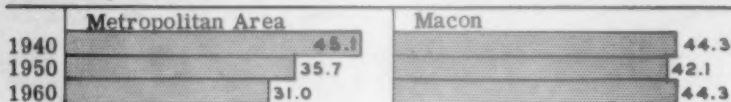


LYNCHBURG, VA.

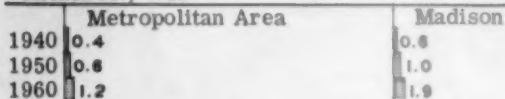


PERCENT OF POPULATION THAT IS NONWHITE
BY STANDARD METROPOLITAN STATISTICAL AREAS

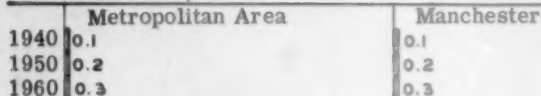
MACON, GA.



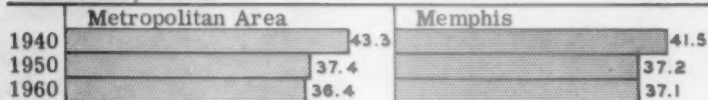
MADISON, WIS.



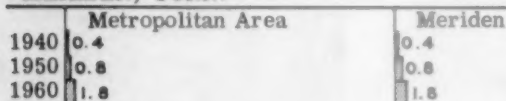
MANCHESTER, N. H.



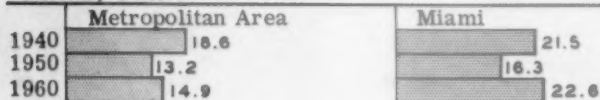
MEMPHIS, TENN.



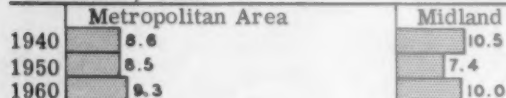
MERIDEN, CONN.



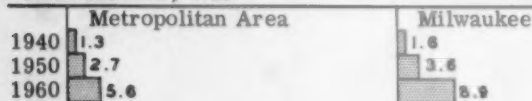
MIAMI, FLA.



MIDLAND, TEX.



MILWAUKEE, WIS.

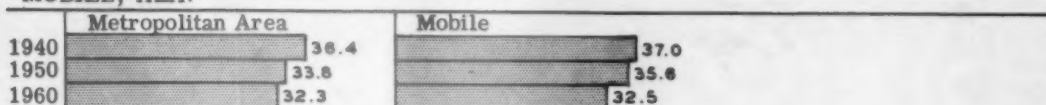


MINNEAPOLIS-ST. PAUL, MINN.

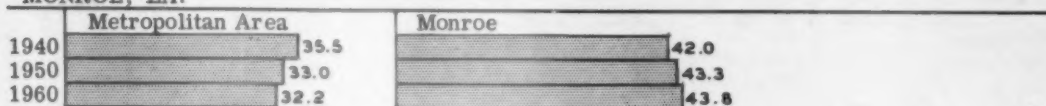


PERCENT OF POPULATION THAT IS NONWHITE BY STANDARD METROPOLITAN STATISTICAL AREAS

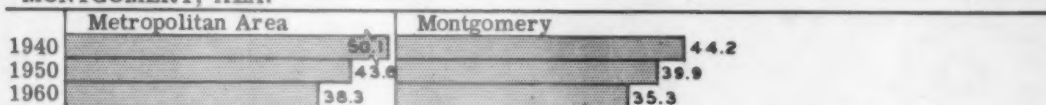
MOBILE, ALA.



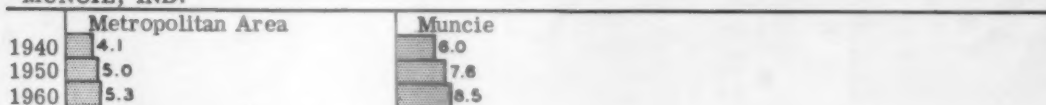
MONROE, LA.



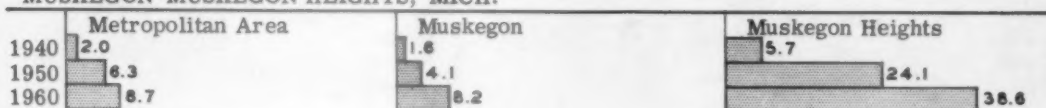
MONTGOMERY, ALA.



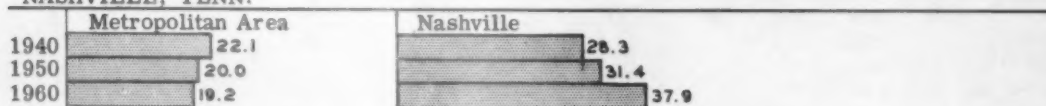
MUNCIE, IND.



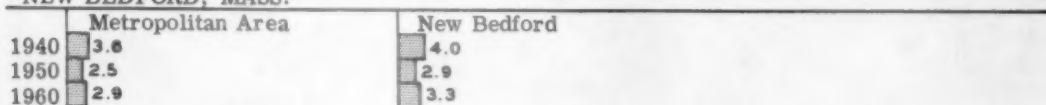
MUSKEGON-MUSKEGON HEIGHTS, MICH.



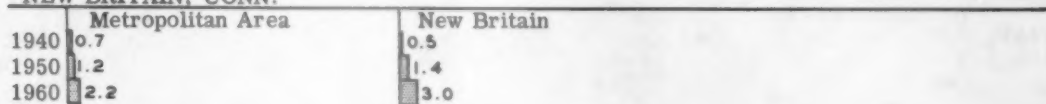
NASHVILLE, TENN.



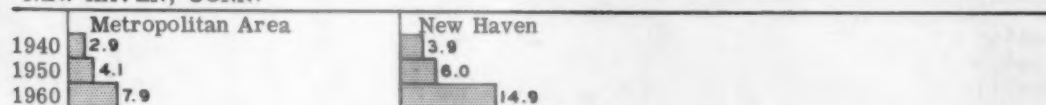
NEW BEDFORD, MASS.



NEW BRITAIN, CONN.

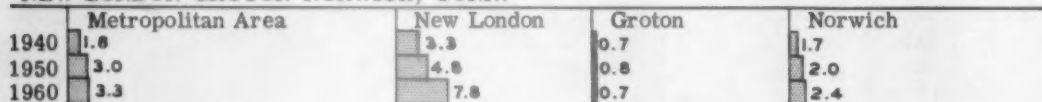


NEW HAVEN, CONN.

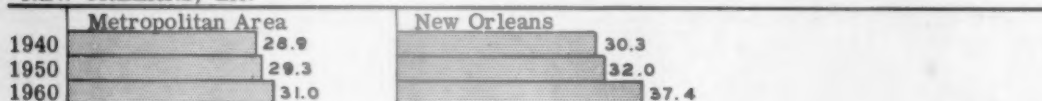


PERCENT OF POPULATION THAT IS NONWHITE
BY STANDARD METROPOLITAN STATISTICAL AREAS

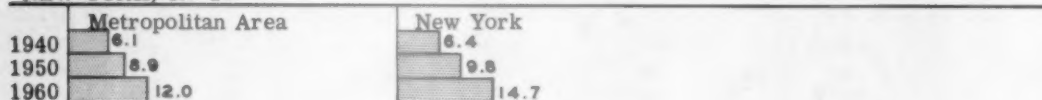
NEW LONDON-GROTON-NORWICH, CONN.



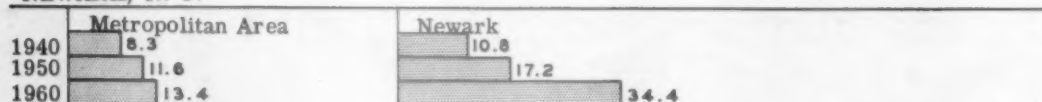
NEW ORLEANS, LA.



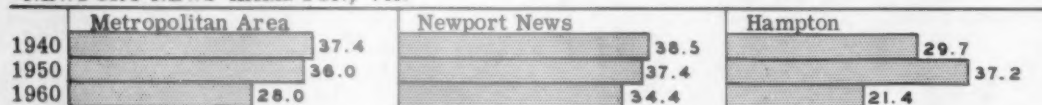
NEW YORK, N. Y.



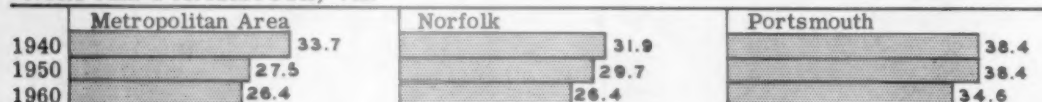
NEWARK, N. J.



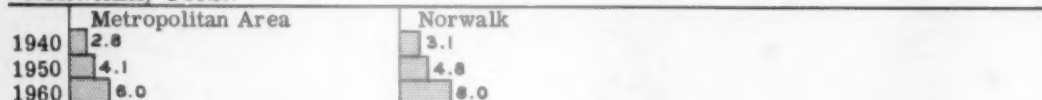
NEWPORT NEWS-HAMPTON, VA.



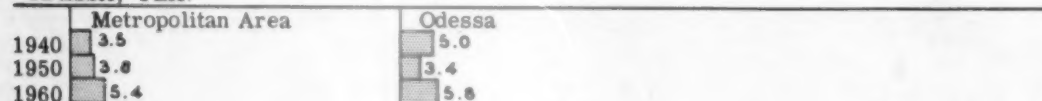
NORFOLK-PORTSMOUTH, VA.



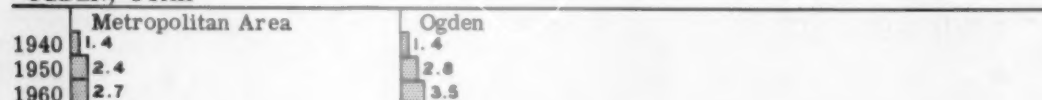
NORWALK, CONN.



ODESSA, TEX.



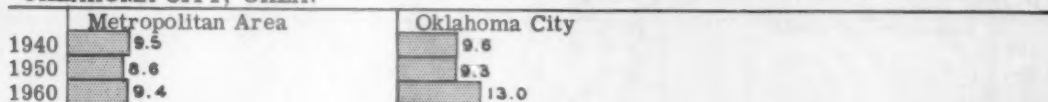
OGDEN, UTAH



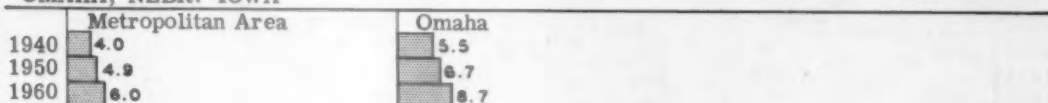
PERCENT OF POPULATION THAT IS NONWHITE

BY STANDARD METROPOLITAN STATISTICAL AREAS

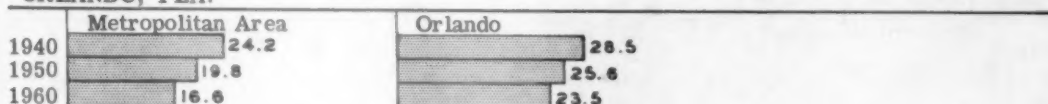
OKLAHOMA CITY, OKLA.



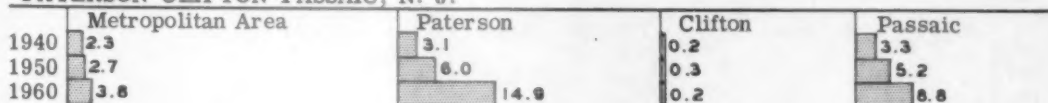
OMAHA, NEBR. -IOWA



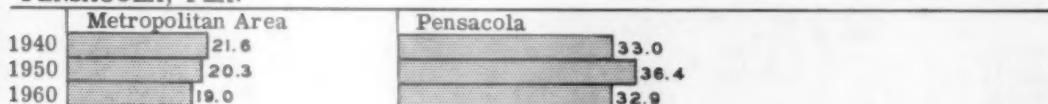
ORLANDO, FLA.



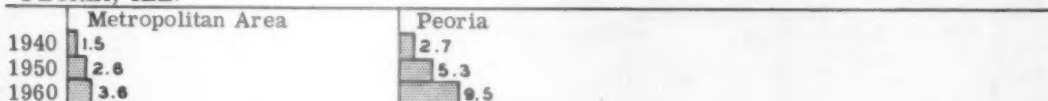
PATERSON-CLIFTON-PASSAIC, N. J.



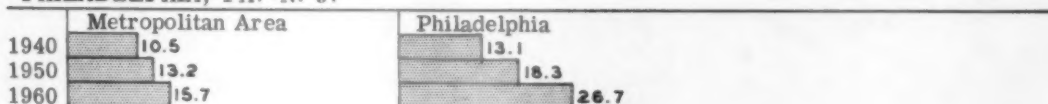
PENSACOLA, FLA.



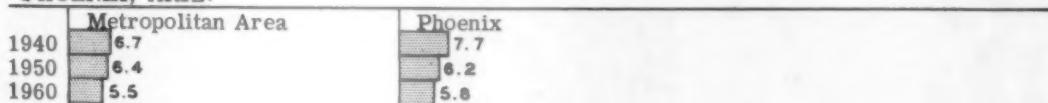
PEORIA, ILL.



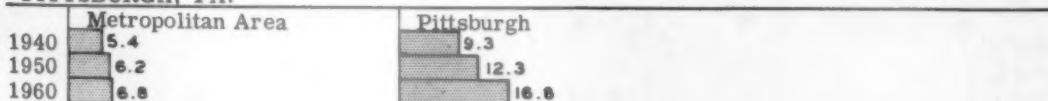
PHILADELPHIA, PA. -N. J.



PHOENIX, ARIZ.



PITTSBURGH, PA.



PERCENT OF POPULATION THAT IS NONWHITE BY STANDARD METROPOLITAN STATISTICAL AREAS

PITTSFIELD, MASS.

	Metropolitan Area	Pittsfield
1940	0.9	1.0
1950	1.1	1.3
1960	1.4	1.6

PORTLAND, MAINE

	Metropolitan Area	Portland
1940	0.4	0.5
1950	0.4	0.5
1960	0.4	0.6

PORTLAND, OREG.-WASH.

	Metropolitan Area	Portland
1940	1.5	1.9
1950	2.3	3.5
1960	3.0	5.6

PROVIDENCE-PAWTUCKET, R. I.-MASS.

	Metropolitan Area	Providence	Pawtucket
1940	1.3	2.6	0.4
1950	1.6	3.5	0.4
1960	2.0	5.8	0.7

PROVO-OREM, UTAH

	Metropolitan Area	Provo	Orem
1940	0.1	0.1	0.4
1950	0.4	0.3	0.5
1960	0.5	0.6	0.2

PUEBLO, COLO.

	Metropolitan Area	Pueblo
1940	2.3	2.9
1950	2.1	2.5
1960	2.2	2.6

RACINE, WIS.

	Metropolitan Area	Racine
1940	0.5	0.7
1950	1.7	2.1
1960	3.9	5.4

RALEIGH, N. C.

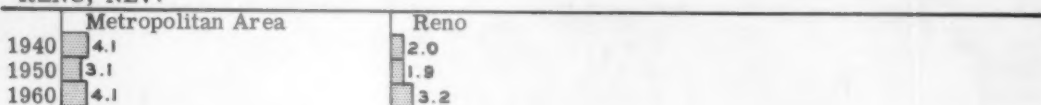
	Metropolitan Area	Raleigh
1940	33.6	33.6
1950	29.3	27.3
1960	26.1	23.6

READING, PA.

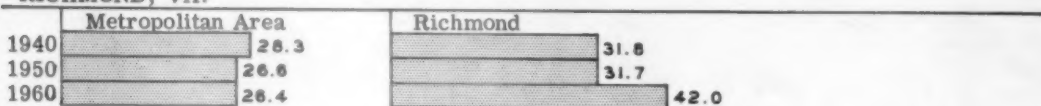
	Metropolitan Area	Reading
1940	1.0	1.7
1950	1.3	2.7
1960	1.6	4.3

PERCENT OF POPULATION THAT IS NONWHITE BY STANDARD METROPOLITAN STATISTICAL AREAS

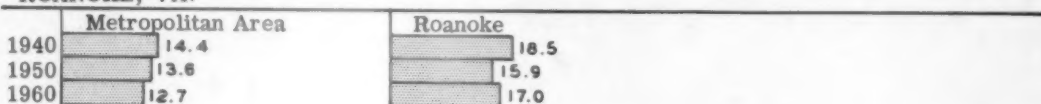
RENO, NEV.



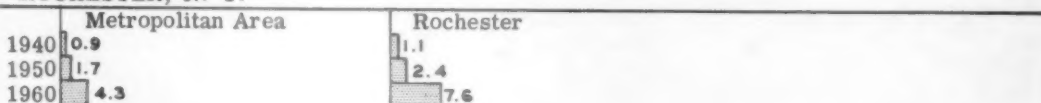
RICHMOND, VA.



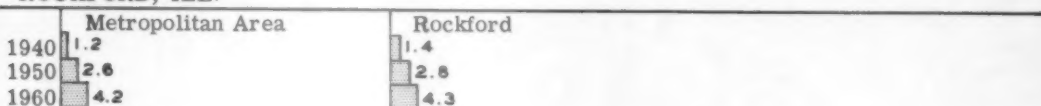
ROANOKE, VA.



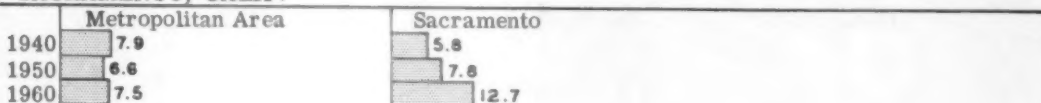
ROCHESTER, N. Y.



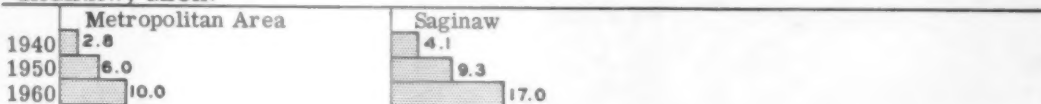
ROCKFORD, ILL.



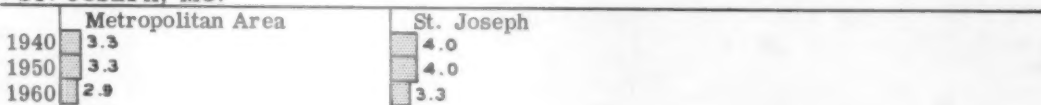
SACRAMENTO, CALIF.



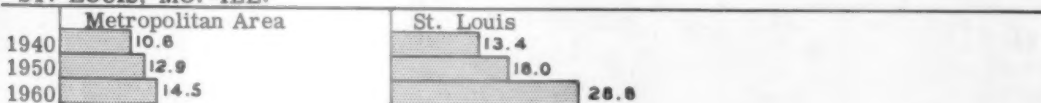
SAGINAW, MICH.



ST. JOSEPH, MO.

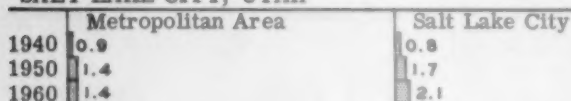


ST. LOUIS, MO.-ILL.

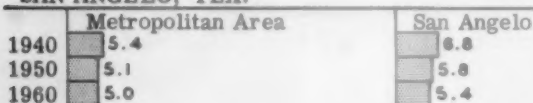


PERCENT OF POPULATION THAT IS NONWHITE BY STANDARD METROPOLITAN STATISTICAL AREAS

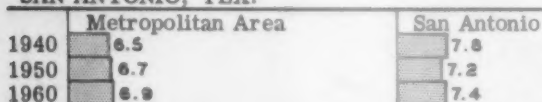
SALT LAKE CITY, UTAH



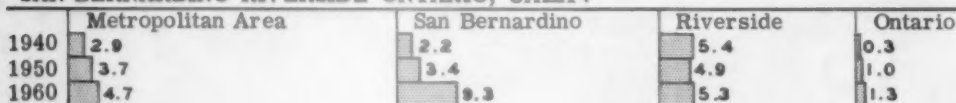
SAN ANGELO, TEX.



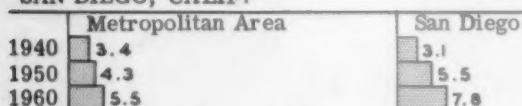
SAN ANTONIO, TEX.



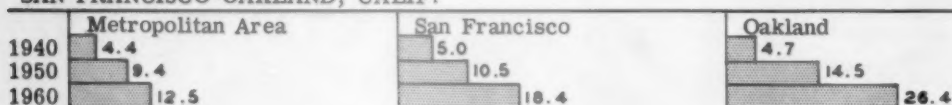
SAN BERNARDINO-RIVERSIDE-ONTARIO, CALIF.



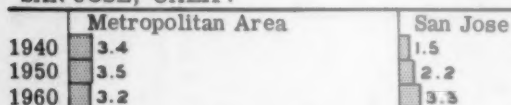
SAN DIEGO, CALIF.



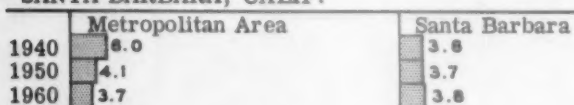
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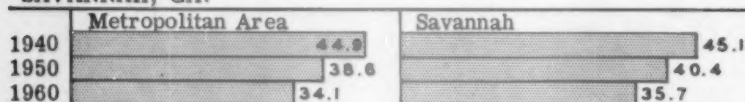
SAN JOSE, CALIF.



SANTA BARBARA, CALIF.



SAVANNAH, GA.



PERCENT OF POPULATION THAT IS NONWHITE
BY STANDARD METROPOLITAN STATISTICAL AREAS

SCRANTON, PA.

	Metropolitan Area	Scranton
1940	0.3	0.5
1950	0.3	0.6
1960	0.4	0.7

SEATTLE, WASH.

	Metropolitan Area	Seattle
1940	3.6	3.9
1950	4.2	5.6
1960	4.8	8.4

SHREVEPORT, LA.

	Metropolitan Area	Shreveport
1940	42.5	36.7
1950	37.6	33.2
1960	34.1	34.5

SIOUX CITY, IOWA

	Metropolitan Area	Sioux City
1940	1.0	1.2
1950	1.2	1.4
1960	1.6	2.1

SIOUX FALLS, S. DAK.

	Metropolitan Area	Sioux Falls
1940	0.4	0.6
1950	0.6	0.8
1960	0.7	0.9

SOUTH BEND, IND.

	Metropolitan Area	South Bend
1940	2.3	3.6
1950	4.3	7.1
1960	6.0	9.9

SPOKANE, WASH.

	Metropolitan Area	Spokane
1940	0.8	0.9
1950	1.4	1.7
1960	2.0	2.5

SPRINGFIELD, ILL.

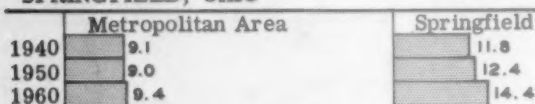
	Metropolitan Area	Springfield
1940	3.1	4.5
1950	3.4	5.3
1960	4.1	6.8

SPRINGFIELD, MO.

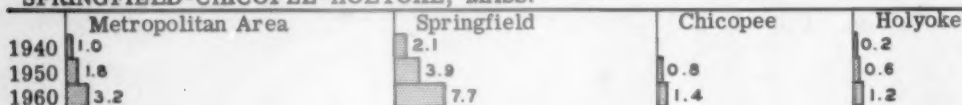
	Metropolitan Area	Springfield
1940	2.4	2.9
1950	2.1	2.6
1960	2.0	2.8

PERCENT OF POPULATION THAT IS NONWHITE BY STANDARD METROPOLITAN STATISTICAL AREAS

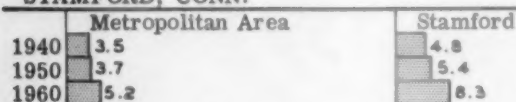
SPRINGFIELD, OHIO



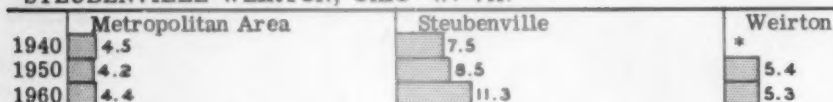
SPRINGFIELD-CHICOPEE-HOLYOKE, MASS.



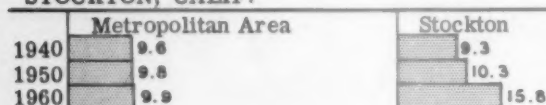
STAMFORD, CONN.



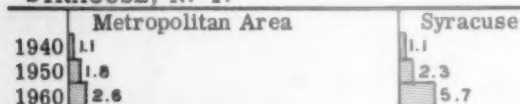
STUEBENVILLE-WEIRTON, OHIO- W. VA.



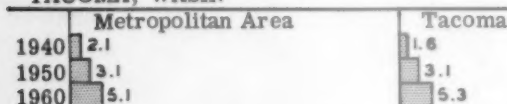
STOCKTON, CALIF.



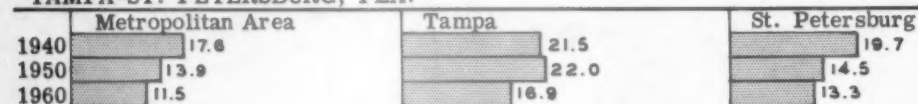
SYRACUSE, N. Y.



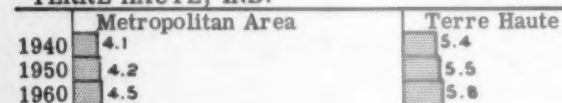
TACOMA, WASH.



TAMPA-ST. PETERSBURG, FLA.



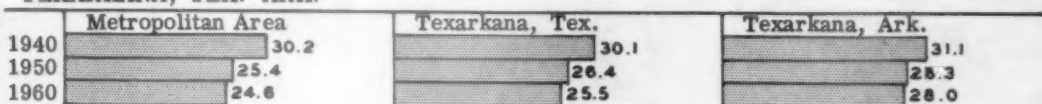
TERRE HAUTE, IND.



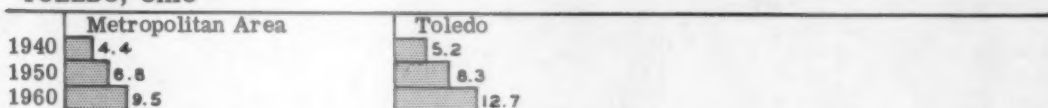
*Weirton incorporated in 1947.

PERCENT OF POPULATION THAT IS NONWHITE
BY STANDARD METROPOLITAN STATISTICAL AREAS

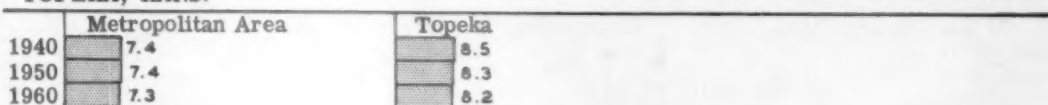
TEXARKANA, TEX. -ARK.



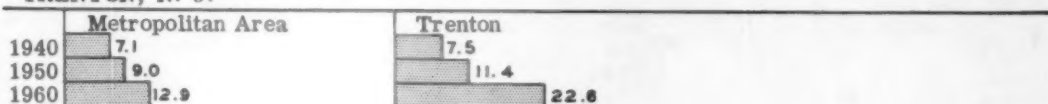
TOLEDO, OHIO



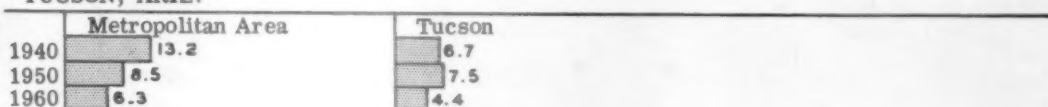
TOPEKA, KANS.



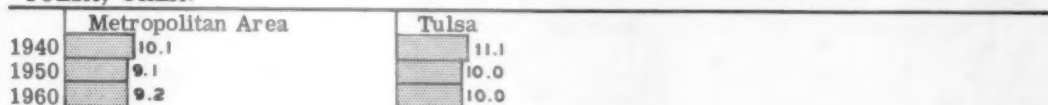
TRENTON, N. J.



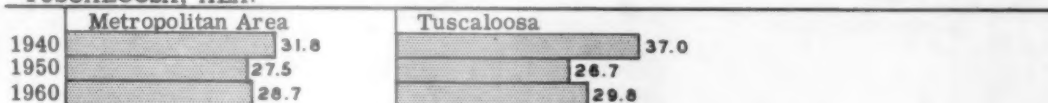
TUCSON, ARIZ.



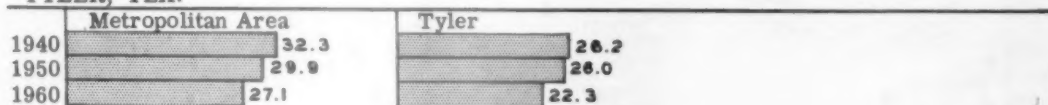
TULSA, OKLA.



TUSCALOOSA, ALA.



TYLER, TEX.

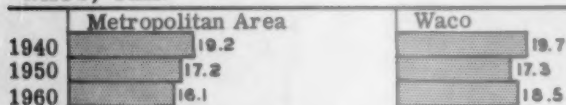


UTICA-ROME, N. Y.

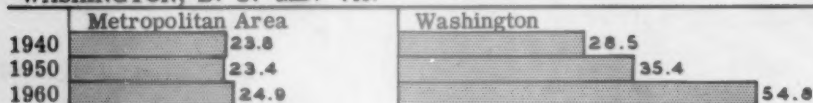


PERCENT OF POPULATION THAT IS NONWHITE BY STANDARD METROPOLITAN STATISTICAL AREAS

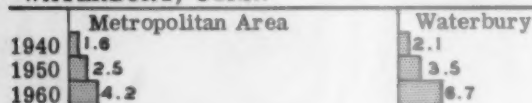
WACO, TEX.



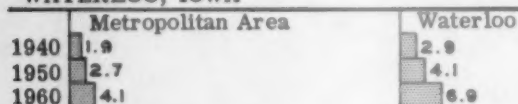
WASHINGTON, D. C. -MD. -VA.



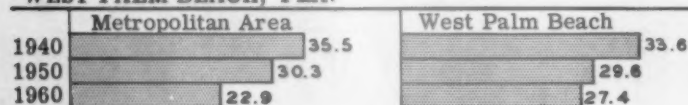
WATERBURY, CONN.



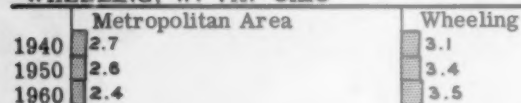
WATERLOO, IOWA



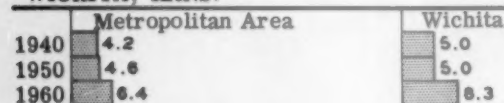
WEST PALM BEACH, FLA.



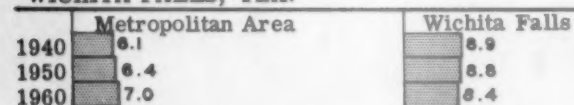
WHEELING, W. VA. -OHIO



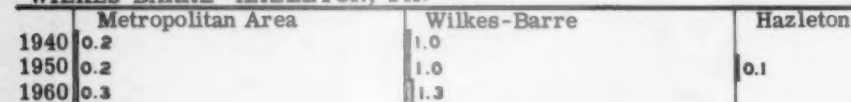
WICHITA, KANS.



WICHITA FALLS, TEX.

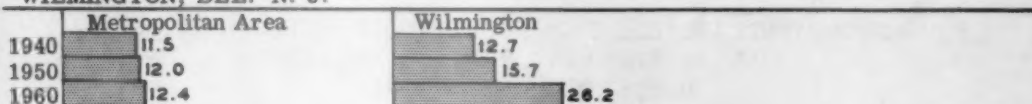


WILKES-BARRE-HAZLETON, PA.

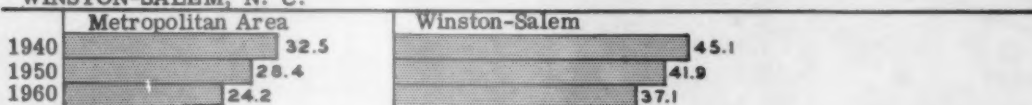


PERCENT OF POPULATION THAT IS NONWHITE
BY STANDARD METROPOLITAN STATISTICAL AREAS

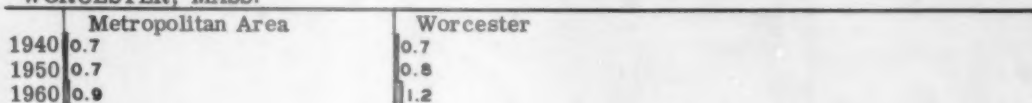
WILMINGTON, DEL. -N. J.



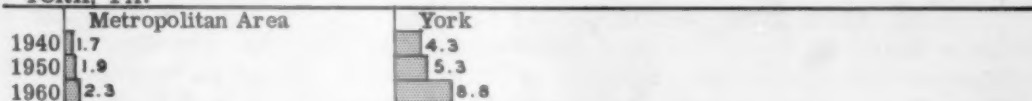
WINSTON-SALEM, N. C.



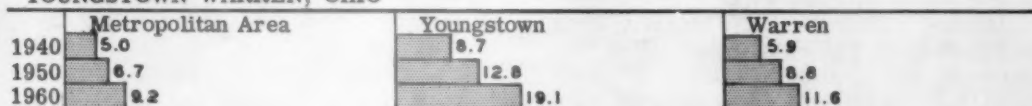
WORCESTER, MASS.



YORK, PA.



YOUNGSTOWN-WARREN, OHIO



(cont. from page 307)

Here is a summary of the changes taking place in the cities of the Middle Atlantic region:

FREQUENCY DISTRIBUTION OF PERCENT OF POPULATION
THAT IS NONWHITE, BY CENTRAL CITIES
MIDDLE ATLANTIC REGION

Percent	1940	1960
0.0- 5.0	24	16
5.1-10.0	4	5
10.1-15.0	2	4
15.1-20.0	-	2
20.1-25.0	1	1
25.1-30.0	-	1
30.1-35.0	-	1
35.1-40.0	-	1
	31	31

A very sharp change occurred in the East North Central cities in the Great Lakes industrial centers of Ohio, Indiana, Illinois, Michigan, and Wisconsin. There are 50 central cities in this area. The nonwhite population represented 5 percent or less of the total population in 30 of these cities in 1940. By 1960 the nonwhite population represented 5 percent or less of the total population in only seven of these cities. Here is the change in distribution among the East North Central cities:

FREQUENCY DISTRIBUTION OF PERCENT OF POPULATION
THAT IS NONWHITE, BY CENTRAL CITIES
EAST NORTH CENTRAL REGION

Percent	1940	1960
0.0- 5.0	30	7
5.1-10.0	14	23
10.1-15.0	5	7
15.1-20.0	1	4
20.1-25.0	-	5
25.1-30.0	-	2
30.1-35.0	-	-
35.1-40.0	-	2
	50	50

Five of the cities in this region had an increase in the proportion of nonwhite population from less than 10 percent of the population to over 20 percent of the population. Muskegon Heights, Michigan, had an increase from 5.7 percent to 38.6 percent of the population. Three of these cities had an increase in the proportion of nonwhite population from between 10 and 15 percent to over

20 percent of the population. All in all, it adds up to a much sharper change than in the Middle Atlantic area. In 1940 this region had only one city with a nonwhite population greater than 15 percent of the total, but by 1960, 13 of the cities fell in this category. They were as follows:

PERCENT OF POPULATION THAT IS NONWHITE

City	1940	1960
Chicago, Ill.	8.3%	23.6%
Cincinnati, Ohio	12.2	21.8
Cleveland, Ohio	9.7	28.9
Columbus, Ohio	11.7	16.6
Dayton, Ohio	9.6	21.9
Detroit, Mich.	9.3	29.2
East Chicago, Ind.	11.2	24.0
Flint, Mich.	4.4	17.7
Gary, Ind.	18.3	38.9
Indianapolis, Ind.	13.2	20.7
Muskegon Heights, Mich.	5.7	38.6
Saginaw, Mich.	4.1	17.0
Youngstown, Ohio	8.7	19.1

Most cities in the West North Central region, which includes the States of Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, and Kansas, did not show as much change in the distribution of nonwhites as the New England, East North Central, or Middle Atlantic States. From 1940 to 1960 the proportion of nonwhites increased from 10.5 to 17.7 percent of the population in Kansas City and from 13.4 to 28.8 percent of the population in St. Louis. In the other 19 cities of the region less than 10 percent of the population was nonwhite in 1960. Of the 18 cities with 5 percent or less nonwhites in 1940, there were still 14 with 5 percent or less in 1960.

There was very little change in the distribution of nonwhite persons in the cities in the Mountain States of Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, and Nevada. Of the 14 cities, Las Vegas was the only one with a sharp change. Only 2.7 percent of the population was nonwhite in 1940. By 1960 this had changed to 15.8 percent. Only two other cities in this region showed a distribution of nonwhites greater than 5 percent in 1960. They were Denver, with 7.1 percent of the population nonwhite, and Phoenix, with 5.8 percent of the population nonwhite.

If we exclude Honolulu from the cities in the Pacific region (Washington, Oregon, California, Alaska, and Hawaii), there were no cities with more than 10 percent of the population nonwhite in 1940. By 1960 migration to the West and increases of births over deaths had increased the nonwhite population to over 10 percent of the total population in six of the 19 cities. These six cities were as follows:

PERCENT OF POPULATION THAT IS NONWHITE

City	1940	1960
Bakersfield	5.4%	15.7%
Los Angeles	6.5	16.8
Sacramento	5.8	12.7
San Francisco	5.0	18.4
Oakland	4.7	26.4
Stockton	9.3	15.8

The South, which is the source for much of the migration of the Negro to the regions we have just discussed, shows a very mixed picture. As we have pointed out at the beginning of this report, some cities showed increases in the percentage of persons in their population that were nonwhite, while others showed decreases. The net result has left the percentage distribution of the nonwhite population in the central cities as a whole about the same in 1960 as in 1940. One can see this from the table below.

FREQUENCY DISTRIBUTION OF PERCENT OF POPULATION THAT IS NONWHITE, BY CENTRAL CITIES SOUTHERN REGION

Percent	1940	1960
0.0- 5.0	8	7
5.1-10.0	11	15
10.1-15.0	14	5
15.1-20.0	7	10
20.1-25.0	6	13
25.1-30.0	13	13
30.1-35.0	13	14
35.1-40.0	11	11
40.1-45.0	8	4
45.1-50.0	2	1
50.1-55.0	1	2
	94*	95

*One city was not incorporated until 1947 and so does not appear in the 1940 tabulation.

We have used the central cities for the analysis so far because that seems to be where the nonwhite population is concentrated. But this is not universally true. In some metropolitan areas the distribution of nonwhite people is heavier in the suburban ring than in the core area. The following is a list of cities in which the nonwhite population is greater in the metropolitan area than in the central city, or all of the central cities in the cases where there are more than one. Since the metropolitan area includes the central city, a larger proportion of nonwhites in the total area than in the central city means that the proportion of nonwhites in the suburban ring is even higher than that of the metropolitan area.

**PLACES IN WHICH THE NONWHITE POPULATION IS A GREATER
PERCENT OF METROPOLITAN POPULATION THAN OF CITY POPULATION**
Percent of population that is nonwhite (1960)

	<u>Metropolitan Area</u>	<u>Central City</u>
<u>North</u>		
Ann Arbor, Mich.	7.6%	6.5%
Fitchburg-Leominster, Mass.	1.5	*
Green Bay, Wis.	1.2	0.9
Lincoln, Nebr.	2.1	1.9
<u>Mountain</u>		
Albuquerque, N. Mex.	3.3	2.9
Great Falls, Mont.	2.1	1.6
Reno, Nev.	4.1	3.2
Tucson, Ariz.	6.3	4.4
<u>South</u>		
Baton Rouge, La.	31.8	29.9
Columbus, Ga.	29.3	27.0
El Paso, Tex.	3.3	2.7
Huntsville, Ala.	18.8	13.9
Jackson, Miss.	40.0	35.7
Lawton, Okla.	11.8	11.7
Lynchburg, Va.	21.3	20.3
Montgomery, Ala.	38.3	35.3
Raleigh, N. C.	26.1	23.6
Tyler, Tex.	27.1	22.3

*There are two central cities: Fitchburg, 0.6; Leominster, 0.8.

For the most part these cities are located in the South. There are a few scattered cities in the North, too, however, in which the nonwhite population is larger in the metropolitan area than in the central city.

Since immigration to the United States in the last 20 years has been insignificant, $3\frac{1}{2}$ million people, the change in the distribution of nonwhites in metropolitan areas has been due to internal shifts of the population. It is a result of migration both of the Negro from the South to the North and West, and of the white from the central city to the suburbs. So far we have shown the percent of the population that is nonwhite in each metropolitan area. The total increase in the nonwhite population of the United States from 1940 to 1960 was 6,684,145, an increase of 48 percent. All but three regions had greater increases than this. These were the three regions of the South: the South Atlantic, East South Central, and West South Central regions. Only the East South Central region -- Kentucky, Tennessee, Alabama, and Mississippi --

showed an actual decline, -2.6 percent. The greatest increase, both in actual numbers of persons and in percent growth, took place in the East North Central region. This, as we mentioned before, is the area of the Great Lakes industrial cities, and is also the area showing the sharpest change in nonwhite distribution by central cities. The table below shows these changes by regions.

UNITED STATES NONWHITE POPULATION BY REGION

Region	1940	1960	Increase or decrease	% change
New England	108,144	266,978	158,834	147.9
Middle Atlantic	1,301,865	2,888,374	1,586,509	121.9
East North Central	1,097,891	2,971,752	1,873,861	170.7
West North Central	405,471	644,770	239,299	59.0
South Atlantic	4,727,924	5,924,236	1,196,312	25.3
East South Central	2,784,470	2,711,135	-73,335	-2.6
West South Central	2,494,929	2,861,106	366,177	14.7
Mountain	171,090	340,766	169,676	99.2
Pacific	715,514	1,882,326	1,166,812	163.1
Total	13,807,298	20,491,443	6,684,145	48.4

These population shifts are interesting to the student of demography, but they are important also to anyone connected with real estate. The incentive for these changes has been economic opportunity. As these goals are realized, there will be greater demands by nonwhite persons for real estate of their own. In 1940 only 23.9 percent of the nonwhite families owned their own home compared with 42.7 percent of the white families. By 1960, 38.3 percent of the nonwhite families owned their own home, and 64.4 percent of the white families owned their own home. At the moment there is no evidence of a slowing down in the near future in the trends that we have discussed in this report.

